



34-400 CATHEDRAL CANYON DRIVE  
CATHEDRAL CITY, CA 92234  
(760) 324-4336  
FAX (760) 324-4898  
www.canyoncommunity.net  
Email: office@canyoncommunity.net

**PROSPECTIVE RESIDENT APPLICATION REVIEW CRITERIA**  
*Updated July 18, 2023*

1. **Credit score of no less than 740, as obtained by the corporate office.** Every credit bureau offers industries their own distinct credit scoring system. Those varied methods weigh credit and debt uniquely and can create discrepancies in an individual's credit score among agencies and between methods within those bureaus. Credit scores used to review prospective resident applications must be obtained by our corporate office using the scoring system we purchase through our contracted credit agency. We cannot accept or use scores obtained outside of our corporate office.

If a prospective homeowner would like a copy of his/her credit report at any time, the applicant should submit a written request to the onsite management office and we will process that request accordingly.

2. **A minimum gross income equal to three times (3x) the monthly base rent.** Applicant must provide: Six (6) current months of evidence of income. All evidence must be independently verifiable (such as payroll designation on a bank statement). Income that does not follow the move to the community, such as location-specific employment that will not continue upon move-in, will not be considered. For any employment transfers or work-from-home scenarios, applicant must provide documentation of such from employer. Also, generic "deposits" and/or transfers on bank statements will not be accepted as proof of income without being accompanied by evidence of the money's origin.

Investment and savings balances may be used to offset the lack of traditional income stream but the cost of the home in the community will be considered from those balances unless we are provided evidence of the home being purchased with other funds. Applicant must provide six (6) current months of savings or investment accounts in order to have that financial information considered as part of the application review. Applicant may also include funds through the pending or closed sale of a home as consideration but must include an escrow statement with detailed financial breakdown. Listing agreements and sales contracts will not be considered.

All applicants who intend to reside together and sign the same rental agreement will have their financial information evaluated jointly.

**Management has the right to deny an application if the applicant has not demonstrated the financial ability to pay rent and other charges (considering the criteria outlined above), has committed fraud, deceit or concealment of material facts during the application process or management determines that prospective purchaser will be unable to comply with the Rules and Regulations based on prior tendencies or tenancy history.**

APPLICATION FOR RESIDENCY

(Each person desiring residency must complete a separate application)

To be completed by Manager:

Community: The Canyon Space Number: \_\_\_\_\_ Rent: \_\_\_\_\_

PLEASE TYPE OR PRINT CLEARLY AND COMPLETE ENTIRE APPLICATION. INCOMPLETE APPLICATIONS AND/OR ILLEGIBLE INFORMATION MAY DELAY PROCESSING.

PERSONAL:

Name of Person Making Application: \_\_\_\_\_

DOB: \_\_\_\_\_ Government Issued Photo I.D.: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Date of Application: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Present Address: \_\_\_\_\_

Name(s) of Any Other Person(s) Applying to Occupy the Homesite as a Resident: \_\_\_\_\_  
City State Zip

Name(s) of Any Other Person(s) Applying to Occupy the Homesite as an Additional Occupant: \_\_\_\_\_

PREVIOUS RESIDENCY:

Present Landlord or Mortgage Co: \_\_\_\_\_ Yrs \_\_\_\_\_

Address: \_\_\_\_\_  
City State Zip Phone: \_\_\_\_\_

Monthly Rent or Mortgage Payment: \_\_\_\_\_

Prior Landlord or Mortgage Co: \_\_\_\_\_ Yrs \_\_\_\_\_

Address: \_\_\_\_\_  
City State Zip Phone: \_\_\_\_\_

Monthly Rent or Mortgage Payment: \_\_\_\_\_

Have you ever been evicted? \_\_\_ Yes \_\_\_ No. If yes, please explain: \_\_\_\_\_

Have you ever lived in a mobilehome park before? \_\_\_ Yes \_\_\_ No. If "Yes," please explain: \_\_\_\_\_

Address: \_\_\_\_\_

Dates of Residency: \_\_\_\_\_  
Amount of Last Rent: \_\_\_\_\_

**EMPLOYMENT:**

Employer: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_  
City State zip

Position: \_\_\_\_\_ Gross Monthly Salary: \_\_\_\_\_

Immediate Supervisor: \_\_\_\_\_ Length of Employment: Yrs. \_\_\_\_\_ Mos. \_\_\_\_\_

If not employed, please provide source and amount of means of income:

\_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_  
\_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_

**FINANCIAL:**

Name of Bank: \_\_\_\_\_ City \_\_\_\_\_ Acct No. \_\_\_\_\_  
\_\_\_ Checking \_\_\_ Savings \_\_\_ Loan

Name of Bank: \_\_\_\_\_ City \_\_\_\_\_ Acct No. \_\_\_\_\_  
\_\_\_ Checking \_\_\_ Savings \_\_\_ Loan

Credit Card: \_\_\_\_\_ Acct. No. \_\_\_\_\_ How Long: \_\_\_\_\_

Credit Card: \_\_\_\_\_ Acct. No. \_\_\_\_\_ How Long: \_\_\_\_\_

Credit Card: \_\_\_\_\_ Acct. No. \_\_\_\_\_ How Long: \_\_\_\_\_

Net worth (from back page): \_\_\_\_\_

**REFERENCES:**

**Business:**

Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

**Personal:**

Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

**NET WORTH STATEMENT**

ASSETS		IN DOLLARS (OMIT CENTS)	LIABILITIES	AMOUNT (OMIT CENTS)
CASH	BANK OFFICE NAME AND NO.		NOTES PAYABLE TO BANKS	Bank Office Name and No.
STOCKS AND BONDS			OTHER NOTES AND ACCOUNTS PAYABLE	MOBILEHOME LOANS: SALES CONTRACTS: LOANS OF LIFE INS. POLICIES:
NOTES RECEIVABLE (COLLECTIBLE)	RELATIVES & FRIENDS: TRUST DEEDS & MORTGAGES OTHER		TAXES PAYABLE	CURRENT YEAR'S INCOME TAXES UNPAID PRIOR YEAR'S INCOME TAXES UNPAID PROPERTY TAXES UNPAID
REAL ESTATE	IMPROVED UNIMPROVED LEASEHOLD INTEREST OWNED		OTHER LIABILITIES	UNPAID INTEREST  TOTAL OTHER LIABILITIES
LIFE INSURANCE	CASH SURRENDER VALUE		NET WORTH CALCULATIONS	TOTAL ASSETS:
OTHER PERSONAL PROPERTY	VEHICLES OTHER			TOTAL LIABILITIES
	TOTAL ASSETS:			NET WORTH

**VEHICLES:**

Number of Automobile(s): \_\_\_\_\_ Boat(s) \_\_\_\_\_ Other \_\_\_\_\_  
 We must have complete descriptions of all vehicles:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_  
 License No: \_\_\_\_\_ State \_\_\_\_\_  
 Financed by: \_\_\_\_\_ Address: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_  
 License No: \_\_\_\_\_ State \_\_\_\_\_  
 Financed by: \_\_\_\_\_ Address: \_\_\_\_\_

**PETS:**

If you have dogs and/or cats, please provide the following information:

Name	Age	Type	Color/Description	Height	Weight
_____	_____	_____	_____	_____	_____

The undersigned applicant understands that only one pet shall be permitted, only in the instance where there is complete compliance of the rules and regulations of the park. If the pet does not meet the standards required under the rules and regulations of the park, by signing this paragraph the prospective purchaser agrees, if approved, to relocate the pet and the pet will not be brought into the park.

**IT IS SO AGREED:**

\_\_\_\_\_  
Prospective Purchaser

**HOME TO OCCUPY HOMESITE:**

Make/Model: \_\_\_\_\_  
Net Size: Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_  
Serial No.: \_\_\_\_\_ Value: \_\_\_\_\_  
Financed By: \_\_\_\_\_  
Current Location: \_\_\_\_\_  
Legal Owner/Address: \_\_\_\_\_  
Registered Owner/Address: \_\_\_\_\_  
Junior Leinholder Name/Address (if any): \_\_\_\_\_

The undersigned acknowledges that regardless of the acceptance or rejection of said mobilehome, the moving of said mobilehome to and from the premises is at his or her sole cost and expense.

The undersigned further acknowledges that he or she has been advised of the rental options offered by the community if this application is accepted. Specifically, the undersigned may be offered a long-term lease which provides for limited rental increases at specified times for the entire term of the lease, or as may be provided by local law or ordinance, a lease for a term of one (1) year or a shorter term.

The undersigned acknowledges that management is not responsible for any statements or representations by any mobilehome dealers or real estate salespersons with the respect to the transaction with any seller of the mobilehome, including rent levels and duration, and anticipated changes in lease, rules and regulations and services and facilities to be provided by the park, or as to the value of or condition of the mobilehome to be purchased.

The undersigned requests the management to check the above credit references and representations. The undersigned acknowledges that in the event a rental agreement is executed by both the

management and the undersigned, it is subject to approval by the management of the undersigned's mobilehome or recreational vehicle as provide in the Rental Agreement.

The undersigned represents and warrants that the above information is true and correct and has been made for the purpose of informing the management of the Park. The management has permission to verify any and all information offered on this Application. In the event of any misrepresentations by applicant, management will have grounds to cancel any agreement entered in reliance upon the misrepresentation.

The undersigned understands that in the event that any of the above-stated information cannot be verified by the management of the Park and/or if any supporting documentation requested by the management of the Park is not provided by the undersigned, the management of the Park has the right to deny the Application. The undersigned acknowledges if any of the representations made in this application proves to be untrue, then the undersigned acknowledges and agrees that any obligations then owing immediately become due and payable as reasonable value thereof and that management may immediately seek to rescind tenancy and cause the immediate removal of the mobilehome then upon the space. The undersigned further understands that Prospective Resident(s) shall have no rights of tenancy until a Rental Agreement has been signed by the Park's management and the Prospective Resident(s).

The undersigned warrants that he or she will purchase and take title to mobilehome to be occupied by the undersigned as a registered owner.

The undersigned warrants and certifies, under penalty of perjury, that at all times a person on title to the mobilehome as a registered owner, who is at least fifty-five (55) years or older, will be residing in the mobilehome as his or her primary residence, and that all other occupants must be at least fifty (50) years of age. Proof of age is required to be on file.

The undersigned acknowledges that the Park does not permit subleasing of the mobilehome, unless required by California Civil Code Section 798.23.5, and that no co-signers are permitted.

The undersigned solemnly declares and certifies that the enclosed information, including any attached statements and support schedules, both printed and written, give full, true and correct statements of the financial condition of the undersigned as the date indicated.

APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_